



The County of San Diego

Planning Commission Hearing Report

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|-------------------------|--|-----------------------|---|
| Date: | August 25, 2023 | Case/File No.: | Bonsall Unified School District Property Acquisition |
| Place: | County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123 | Project: | School District Property Acquisition |
| Time: | 9:00 a.m. | Location: | East of Horse Ranch Creek Road and South of Shire Court |
| Agenda Item: | #2 | General Plan: | Specific Plan Area |
| Appeal Status: | N/A | Zoning: | Variable Family Residential (RV10) |
| Applicant/Owner: | Bonsall Unified School District | Community: | Fallbrook |
| Environmental: | N/A | APN: | 108-121-12 |

A. OVERVIEW

The County of San Diego Planning Commission received a notice from the Bonsall Unified School District (District) on June 26, 2023 regarding their proposed acquisition of property for school site purposes. This request is included in Attachment C and outlines the District's intention to purchase approximately 11.2 acres of land located east of Horse Ranch Creek Road and south of Shire Court. Public Resources Code Section 21151.2 requires that written notice be provided to the Planning Commission of the District's intent to acquire the site for school purposes, and that the Planning Commission provide a written report and recommendation concerning the District's acquisition of the site. Additionally, pursuant to Government Code Section 65402, the District requests that Planning & Development Services (PDS) review the site for conformity related to school uses, and the adopted General Plan.

PDS staff circulated the District's request to other County departments and outside agencies, including the Department of General Services (DGS), Department of Parks and Recreation (DPR), Department of Public Works (DPW), Department of Environmental Health and Quality (DEHQ), County Fire Protection District, North County Fire Protection District and Rainbow Municipal Water District, as well as conducted our own evaluation. This review identified that school districts are exempt from local land use and zoning regulations when providing "instructional" services, and that staff has not identified any major concerns related to the proposed acquisition. The property is located within the Meadowood Specific Plan, within

an area designated for an “elementary school site”. The Meadowood Specific Plan was adopted by the County Board of Supervisors on January 11, 2012 and a Final Environmental Impact Report (EIR) was certified which included the provision of a school but not a proposal to build the school. The school site was intended to provide facilities within the District for the students generated by the Meadowood project. The construction of a school on the Meadowood site was to be under the control of the District and the construction was anticipated to occur at the time of need.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to:

- a. Consider the District’s notice, staff’s presentation, and the draft Planning Commission Recommendation Letter (Attachment B).

C. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- 1. Direct staff to submit to the Bonsall Unified School District the Planning Commission Recommendation Letter (Attachment B) with any revisions the Planning Commission deems necessary.

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Report Approved By:
 Dahvia Lynch, Director
 858-694-2962
Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

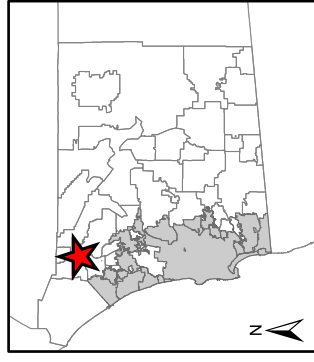
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Planning Commission Recommendation Letter
- Attachment C – Bonsall Unified School District Letter dated June 26, 2023

Attachment A – Planning Documentation

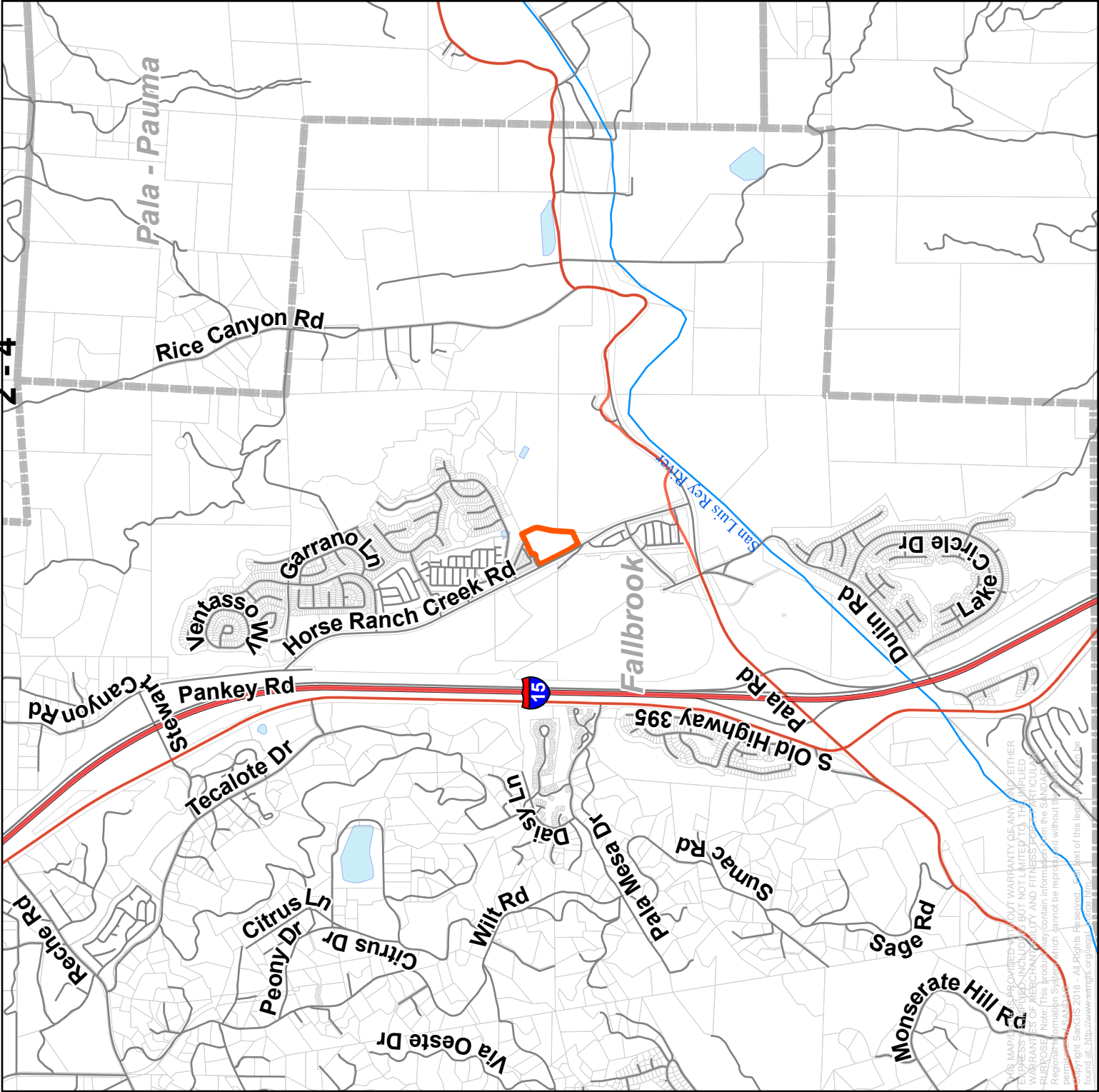
Bonsall Unified School District Vicinity Map

Fallbrook
Community Plan Area



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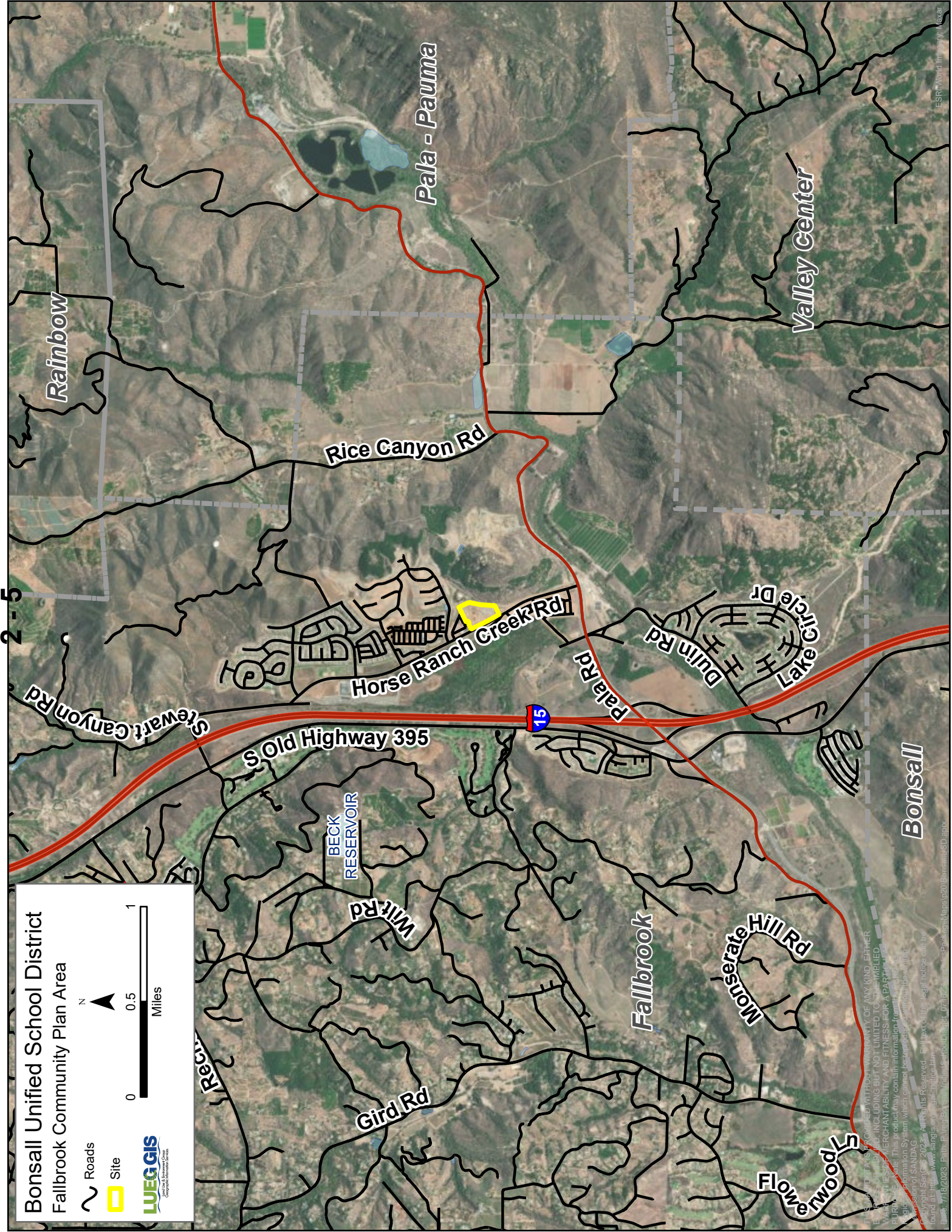
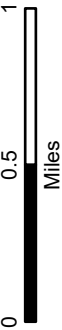
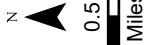
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| | Roads |
| | Site |
| | Parcels |



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**Bonsall Unified School District
Fallbrook Community Plan Area**

-  Roads
-  Site



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Bonsall Unified School District
Fallbrook Community Plan Area

- Roads
- Site



S Old Highway 395

2-6

Garrano Ln

Gold Palomino Wy

Gold Palomino Wy

Fallbrook

Horse Ranch Creek Rd

Pala Rd

Couser Canyon Rd

Rice Canyon Rd

Dulin Rd

Daisy Ln

Pala Mesa Dr

Vicarilla Dr

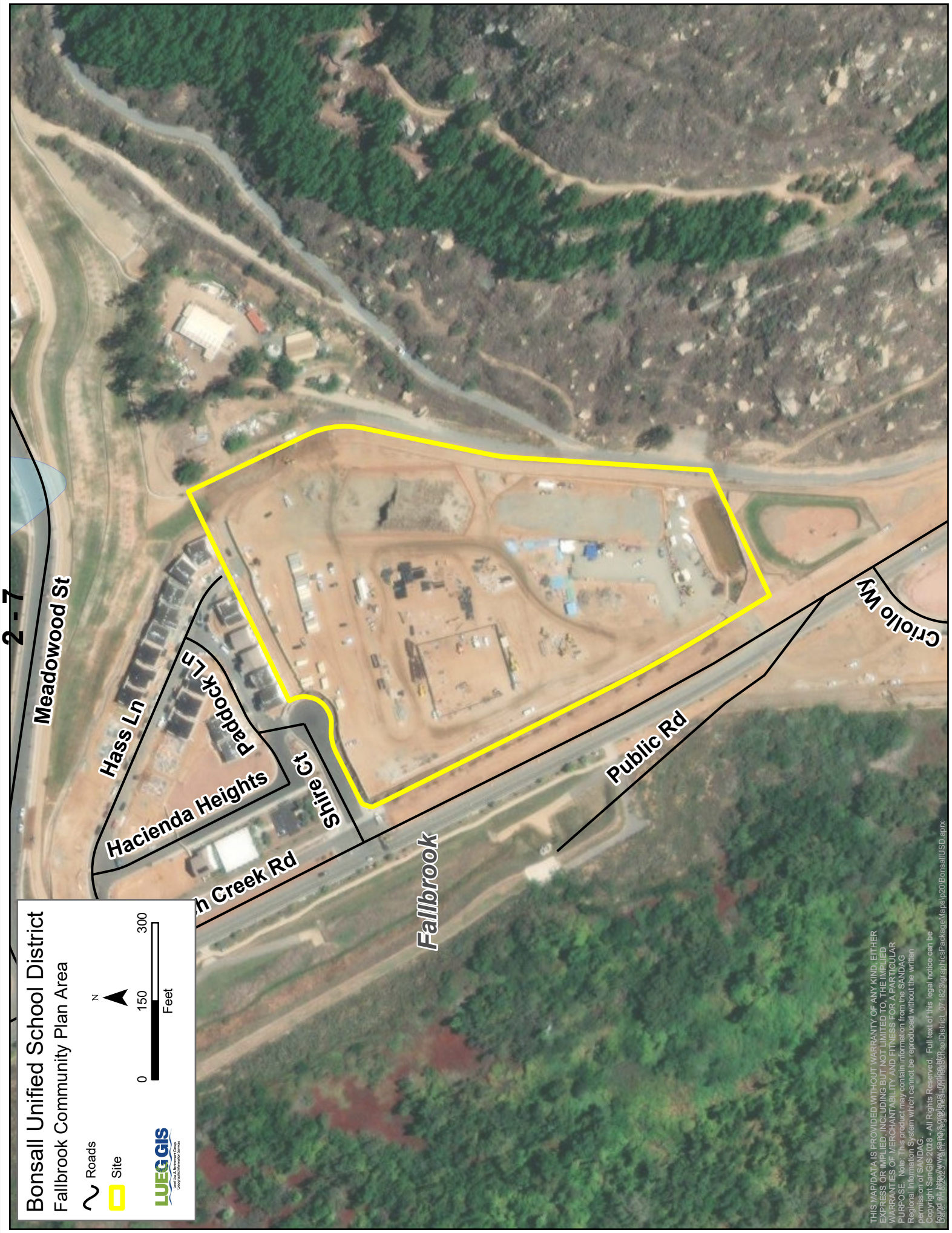
Via De Todos Santos

Via Altamira

Sumac Rd

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Bonsall Unified School District
Fallbrook Community Plan Area

-  Roads
-  Site







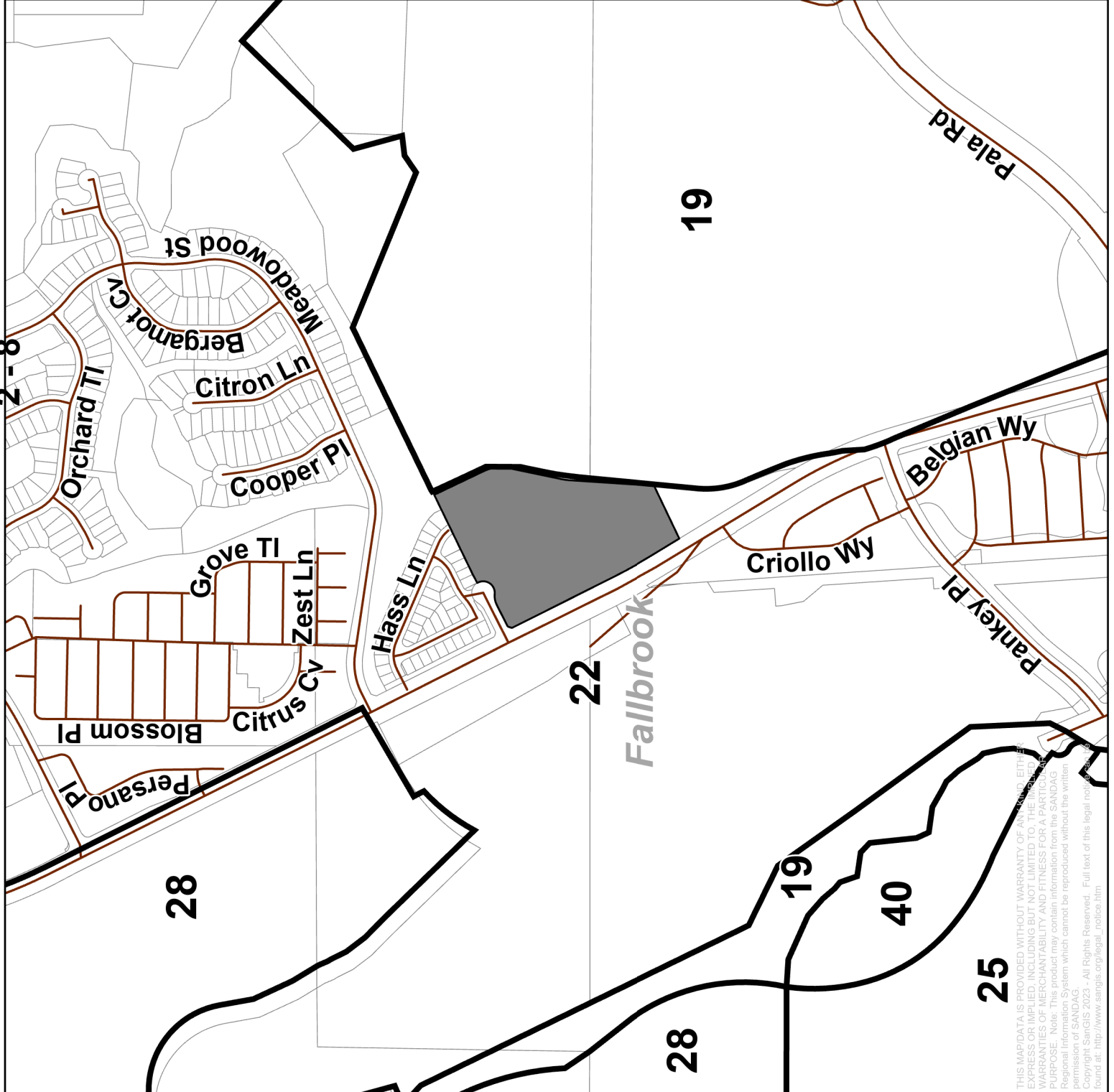
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Bonsall Unified School District General Plan

Fallbrook Community Plan Area

- (19) Rural Lands (RL-40)
- (22) Specific Plan Area
- (25) General Commercial
- (28) Limited Impact Industrial
- (40) Village Residential (VR-20)

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|  | Roads |
|  | Site |
|  | Parcels |
|  | Planning |







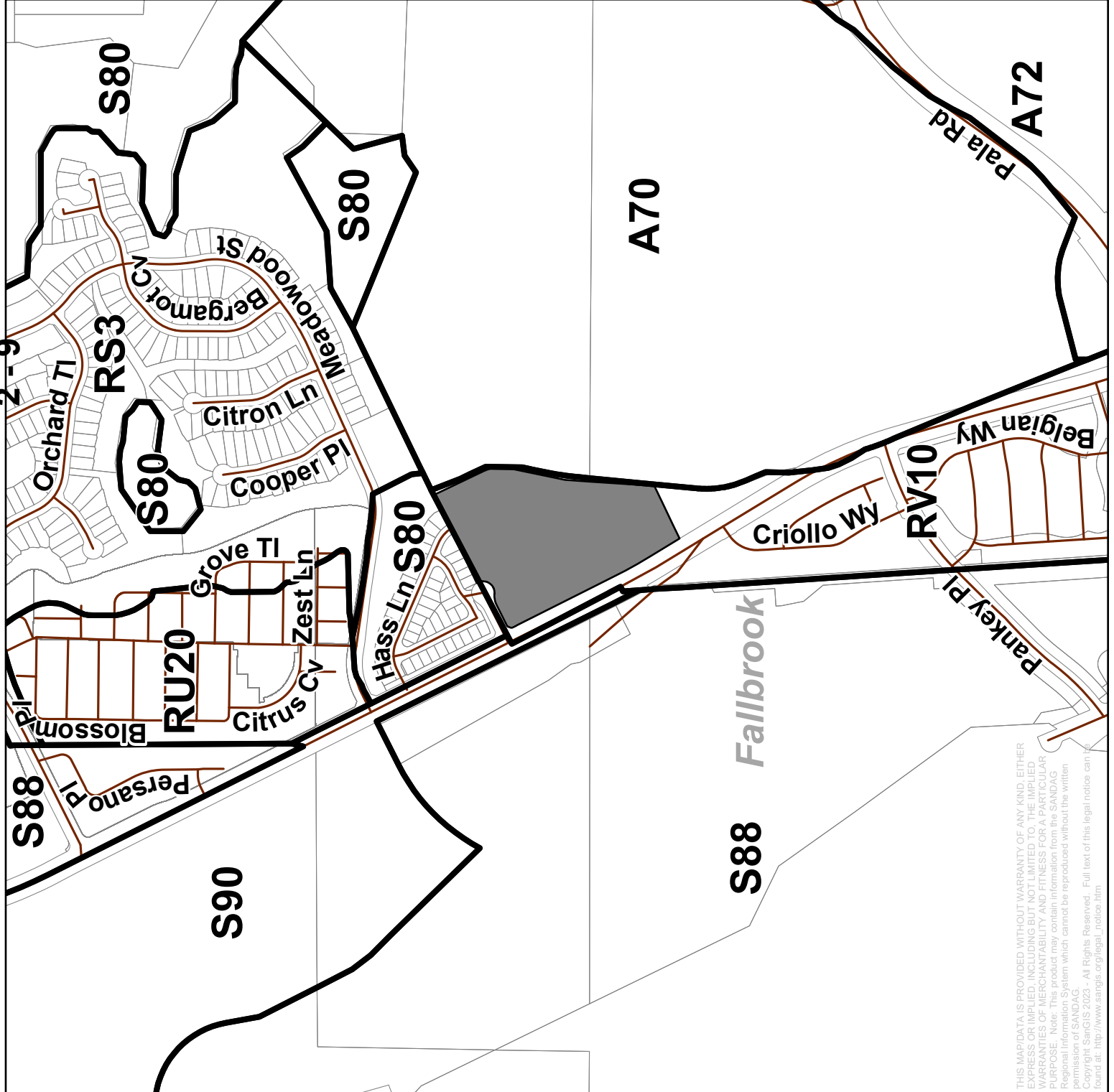
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Bonsall Unified School District Zoning

Fallbrook Community Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- RS3 - Single Family Residential
- RU20 - Urban Residential
- RV10 - Variable Family Residential
- S80 - Open Space
- S88 - Specific Planning Area
- S90 - Holding Area

| | |
|---|---------|
|  | Roads |
|  | Site |
|  | Parcels |
|  | Zoning |



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**Attachment B – Planning Commission
Recommendation Letter**



County of San Diego

DAHVIA LYNCH
DIRECTOR

COUNTY OF SAN DIEGO PLANNING COMMISSION
c/o PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

August 25, 2023

Bonsall Unified School District
Joseph Clevenger, Superintendent
31505 Old River Road
Bonsall, CA 92003

Mr. Clevenger,

The San Diego County Planning Commission met on August 25, 2023 and has evaluated your notice dated June 26, 2023 for Bonsall Unified School District (District) to acquire approximately 11.2 acres (APN 108-121-20) for school site purposes. This letter constitutes its report and recommendation back to the District as required under Public Resources Code Section 21151.2 and Government Code Section 65402(c). The notice and proposed acquisition have been reviewed by County staff from Planning & Development Services and other County departments and is summarized below.

Site Description and Uses

The property proposed for acquisition is located east of Horse Ranch Creek Road and south of Shire Court, in the Fallbrook Community Planning area. The property has been graded into a flat pad and is currently vacant.

Land Use Authority

The property is located within the unincorporated area of San Diego County. The County's General Plan identifies the site with a Regional Category Designation of Village, General Plan Land Use Designation of Specific Plan Area and Zoning Designation of Variable Family Residential (RV10). Per the County Zoning Ordinance, the RV10 zone is "... intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents." Schools greater than 50 students are defined by ZO 1350 as Major Impact Services and Utilities and require a Major Use Permit in the RV10 zone. Schools of seven (7) or more, but less than 50, students are considered by ZO 1375 as Small Schools, and require a Minor Use Permit in the RV10 zone. California Government Code Section 53094(b) allows for classroom facilities and instructional school uses to be exempt from a local jurisdictions (County of San Diego) land use authority provided that a two-thirds vote has been made by the members of a school district's governing board. However, it should be noted that non-instructional school uses are not exempt and are

subject to the County of San Diego General Plan and Zoning Ordinance. In practice the County has not exercised its land use authority over development associated with public schools because of the exemption in Government Code Section 53094(b); however, future changes in the law may require the property to operate consistent with the County's General Plan and Zoning Ordinance.

Meadowood Specific Plan

The property is located within the Meadowood Specific Plan, within an area designated for an "elementary school site". The Meadowood Specific Plan was adopted by the County Board of Supervisors on January 11, 2012. The Meadowood Specific Plan encompasses 389-acres and consists of 844 single and multi-family residences, public and private active and passive recreational facilities, open space preserve areas, a wastewater treatment plant, and new public roadways to serve the project.

Environmental Considerations

A Final Environmental Impact Report (EIR) was certified by the County Board of Supervisors on January 11, 2012 for the Meadowood Specific Plan area, which included the provision of a school but not a proposal to build the school. The school site was intended to provide facilities within the District for the students generated by the Meadowood project. The construction of a school on the Meadowood site was to be under the control of the District and the construction was anticipated to occur at the time of need.

The District has indicated that on May 18, 2023, the Board of Education approved an Addendum to the certified EIR for the Meadowood project and approved the potential acquisition of the subject property for the development and operation of a public school for up to 650 students.

Drainage

The Department of Public Works (DPW) has commented that because there is a county storm drain system just downstream of the site in Horse Creek Ranch Road, that there could be significant public safety impacts if there were any diversions to or increase in flow resulting from the proposed development. DPW Field Engineering has requested an opportunity to review and comment on the plans and analyses for the proposed development prior to construction. If the development proposes to modify or connect to any part of the county storm drain system, or if there is any work proposed within the County right-of-way a permit will be required.

Recommendation

The Planning Commission offers the information contained in this letter for your consideration and makes no specific recommendation regarding your proposed acquisition of the subject property. The Planning Commission is not opposed to, nor is in support of, your acquisition of the subject property. Please contact Ashley Smith, Chief of Project Planning at ashley.smith2@sdcounty.ca.gov should you have any questions regarding this letter.

Sincerely,

DAHVIA LYNCH, Director
Planning & Development Services,
on behalf of the County of San Diego Planning Commission

**Attachment C – Bonsall Unified School District
Letter dated June 26, 2023**



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www.bonsallusd.com

Governing Board
Larissa Anderson
Michael Gaddis, J.D.
Pascal Lapoirie
Roger Merchat
Eric Ortega
Superintendent
Joseph Clevenger

June 26, 2023

County of San Diego Planning Commission
5510 Overland Avenue
Suite 110
San Diego, CA 92123

Transmitted Via E-Mail: PDS.PlanningCommission@sdcounty.ca.gov

Subject: Notification of Proposed School Site Acquisition, Pursuant to Public Resources Code Section 21151.2 & Government Code Section 65402

Dear Honorable Planning Commissioners,

The Bonsall Unified School District (District) is notifying the San Diego County Planning Commission of the District's intent to potentially acquire title to real property for a new school in the Citro Development, formerly known as Meadowood Project. This notification satisfies Public Resources Code Section 21151.2 and Government Code Section 65402.

The District proposes the acquisition of San Diego County Assessor's Parcel Number 108-121-12, located east of Horse Ranch Creek Road and south of Shire Court on Lot 54, Tract 5354, Map 16418 of the Meadowood Specific Plan, in the Fallbrook Community Planning Area of unincorporated San Diego County (see Attachment A, Legal Description and Map). The property is 11.2 gross acres.

The District previously engaged San Diego County Planning and Transportation Department staff and has conducted due diligence on the use of the subject property for school development. The District has complied with the California Environmental Quality Act. On May 18, 2023, the Board of Education approved an Addendum to the County of San Diego-certified Environmental Impact Report for the Meadowood Project (State Clearinghouse No. 2004051028) and approved the proposed Project, which entails the potential acquisition of the subject property for the development and operation of a public school for up to 650 students.

Pursuant to Public Resources Code Section 21151.2 and Government Code Section 65402, the District looks forward to a written response from the County Planning Commission within 30 days of this notice. Please feel free to contact the undersigned should you have any questions concerning this letter.

Sincerely,



Joseph Clevenger

Superintendent, Bonsall Unified School District